

Excise Tax: \$0.00\*

PIN: Out of 16K05024

Prepared by: Michael F. King, Esq., K&L Gates LLP  
P.O. Box 17047, Raleigh, NC 27619

Hold for: Kristoff Law Offices, P.A.

Brief Description for the Index

Flowers Village Boulevard,  
Plat Book 78, Page 22

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 09 day November, 2012, by and between

### GRANTOR

**Rebecca D. Flowers**, a free trader pursuant to Prenuptial Agreement dated June 2, 1999, a memorandum of which is recorded in Book 1851, Page 194, Johnston County Registry

whose mailing address is:  
4880 NC Highway 42 East  
Clayton, North Carolina 27527

### GRANTEE

**The Village @ Flowers Plantation, Inc.**,  
a North Carolina nonprofit corporation

whose mailing address is:  
4880 NC Highway 42 East  
Clayton, North Carolina 27527

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

\*Under N.C.G.S. §105-228.29, no excise tax is due in association with a transfer where no consideration in property or money is due or paid by the grantee to the grantor.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred,

conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Wilders Township, Johnston County, North Carolina, being more particularly described as follows (the "Property"):

BEING all of that certain tract of land labeled "Flowers Village Boulevard" on that map recorded in Plat Book 78, Page 14, Johnston County Registry, and re-recorded in Plat Book 78, Page 22, Johnston County Registry, to which plat reference is hereby made for a full and complete description of said tract of land.

Grantor herein reserves the following easements and rights unto itself and its successors and assigns:

1. The right of access, ingress, egress and regress over Flowers Village Boulevard;
2. The right to construct Flowers Village Boulevard;
3. The right to construct utilities within Flowers Village Boulevard;
4. The right to construct and to allow the operation of stormwater facilities within Flowers Village Boulevard;
5. The right to allow connections from other properties owned by Grantor or any entity owned or controlled by or affiliated with Grantor to Flowers Village Boulevard;
6. Any additional easements or rights that Grantor deems necessary within Grantor's sole and absolute discretion for as long as Grantor owns additional real property located within the Flowers Plantation development.

SUBJECT, HOWEVER, to the following exceptions:

1. Ad Valorem taxes for the year 2013 and thereafter;
2. Easements, restrictions, rights-of-way, and other appurtenances of record in the Johnston County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

And Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances except for the exceptions hereinafter stated, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 9<sup>th</sup> day of November, 2012, and delivered as of the date indicated on the first page of this Deed.

**GRANTOR:**

Rebecca D. Flowers

Rebecca D. Flowers, a free trader pursuant to Prenuptial Agreement dated June 2, 1999, a memorandum of which is recorded in Book 1851, Page 194, Johnston County Registry

Johnston

County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rebecca D. Flowers.

Date: 11-9-12

My Commission Expires:

11-14-2016

Ann M. Flowers  
Notary Public  
Johnston County, NC  
My Commission Expires 11-14-16

Ann M. Flowers  
Notary Public

Print Name: Ann M. Flowers

[Affix Notary Stamp or Seal]  
Ann M. Flowers  
Notary Public  
Johnston County, NC  
My Commission Expires 11-14-16